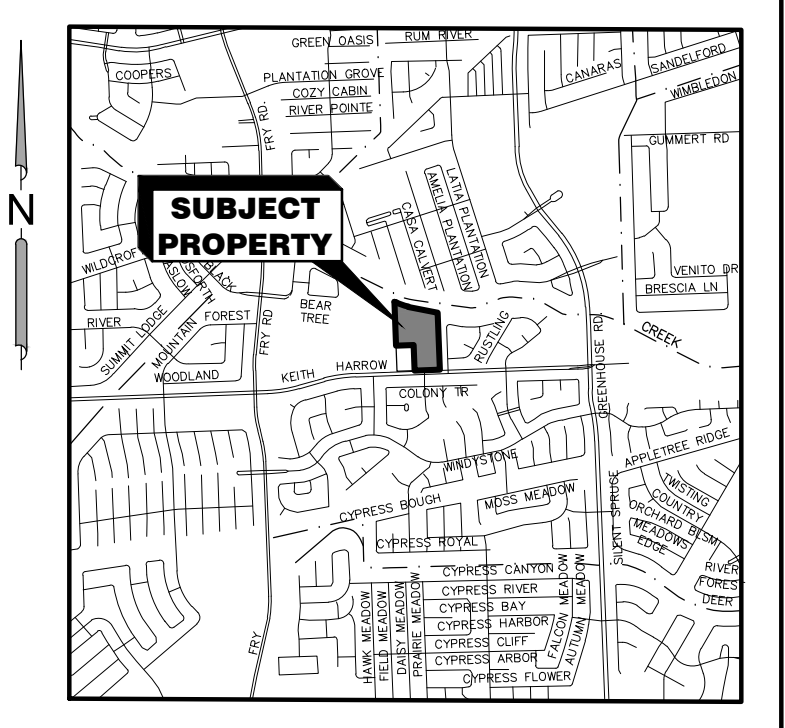


**LEGEND**

○	SIGN	—X—	FENCE
●	BOLLARD	—O—	OVERHEAD ELECTRIC CABLE
□	PULL BOX	—W—	WATER LINE
⊙	ELECTRIC STUB UP	—UG CTV—	UNDERGROUND CABLE TV CABLE
⊕	POWER POLE		
⊗	SANITARY MANHOLE		
⊙	SPRINKLER TIMER		
⊕	WATER VALVE		
⊕	FIRE HYDRANT		
⊕	SPRINKLER VALVE		
⊕	TREE		
⊕	SCHOOL ZONE LIGHT/SIGN		
⊕	GRATE INLET		
⊕	STORM SEWER MANHOLE		

**SCHEDULE "B" ITEMS**

- THE NUMBERS INSIDE THE CIRCLES ① CORRESPOND WITH THE NUMBERS IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE ISSUED ON SEPTEMBER 21, 2005 (EFFECTIVE DATE: SEPTEMBER 8, 2005) BY LAWYERS TITLE INSURANCE CORPORATION, OF No. 3126000037.
- ① THIS TRACT OF LAND IS SUBJECT TO RESTRICTIVE COVENANTS FILED FOR RECORD UNDER H.C.C.F. No. J478247, O.P.R.R.P.H.C.T. AND CORRECTED UNDER J599020, AND FILED FOR RECORD UNDER H.C.C.F. No. J478247, O.P.R.R.P.H.C.T.
  - ⑩ 20' WIDE SANITARY SEWER EASEMENT ALONG SOUTH PROPERTY LINE AS SHOWN ON MAP FILED FOR RECORD IN VOLUME 334, PAGE 118, M.R.H.C.T. (SUBJECT TO AS SHOWN)
  - ⑩ 1' BUFFER REMOVED BY PLAT OF CY-FAIR VOLUNTEER FIRE STATION No. 12 FILED FOR RECORD UNDER FILM CODE 612034, M.R.H.C.T. (DOES NOT AFFECT)
  - ⑩ THIS TRACT OF LAND IS A PART OF THAT CERTAIN (CALLED) 635 ACRES TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO TEXAS SOUTHWEST DEVELOPMENT CORP. FILED FOR RECORD UNDER H.C.C.F. No. H987754, O.P.R.R.P.H.C.T., MINERAL RIGHTS RESERVED UNTO GRANTEE.
  - ⑩ THIS TRACT OF LAND IS SITUATED IN THE W.C. RR. CO. SURVEY, SECTION 19, ABSTRACT 905, HARRIS COUNTY, TEXAS AND IS SUBJECT TO 1/84TH OF ALL OIL, GAS, AND OTHER MINERALS AS DESCRIBED IN MINERAL DEED FILED IN VOLUME 995, PAGE 728, D.R.H.C.T.
  - ⑩ SANITARY SEWER EASEMENT TO HARRIS COUNTY MUD No. 167 AS SHOWN ON MAP FILED FOR RECORD UNDER H.C.C.F. No. K325708, O.P.R.R.P.H.C.T. (SUBJECT TO AS SHOWN)
  - ⑩ FARMING AND GRAZING LINES TO J.E. SCHNEIDER AS REFERENCED IN DEED FILED FOR RECORD UNDER H.C.C.F. No. J600836, O.P.R.R.P.H.C.T. (SUBJECT TO)
  - ⑩ 1' BUFFER REMOVED BY PLAT OF CY-FAIR VOLUNTEER FIRE STATION No. 12 FILED FOR RECORD UNDER FILM CODE 612034, M.R.H.C.T. (DOES NOT AFFECT)



**METES AND BOUNDS DESCRIPTION**

BEING 12.47 ACRES OF LAND SITUATED IN SECTION 19 OF THE W.C. RR. CO. SURVEY, ABSTRACT No. 905, HARRIS COUNTY, TEXAS AND BEING A PART OF RESTRICTED RESERVE "A", BLOCK 1 OF CY-FAIR VOLUNTEER FIRE STATION No. 12, SUBDIVISION RECORDED IN FILM CODE NUMBER 612034 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING ALL OF RESTRICTED RESERVE "B", BLOCK 1 OF SAID CY-FAIR VOLUNTEER FIRE STATION No. 12, AND BEING A PART OF THAT CERTAIN (CALLED) 635 ACRES TRACT OF LAND DESCRIBED IN DEED TO HARRIS COUNTY EMERGENCY SERVICES DISTRICT No. 9 RECORDED IN HARRIS COUNTY CLERK'S PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF KEITH HARROW BOULEVARD (100 FEET WIDE) AS SHOWN ON THAT CERTAIN MAP OF KEITH HARROW BOULEVARD, TEXAS AND DESCRIBED IN DEED(S) RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER J229963 & J229964, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID 15,000-ACRE TRACT, THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A", BLOCK 1, CY-FAIR VOLUNTEER FIRE DEPARTMENT STATION No. 12, AND THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A", CY-FAIR ELEMENTARY SCHOOL 29, A SUBDIVISION RECORDED IN FILM CODE NUMBER 58168 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 43,809-ACRE TRACT DESCRIBED IN DEED TO CYPRESS-FARBANKS INDEPENDENT SCHOOL DISTRICT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER D0122255 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, THENCE NORTH 02 DEGREES 04 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID RESTRICTED RESERVE "A", CY-FAIR ELEMENTARY SCHOOL 29, THE WEST LINE OF SAID 15,000-ACRE TRACT AND THE WEST LINE OF SAID RESTRICTED RESERVE "A", BLOCK 1, CY-FAIR VOLUNTEER FIRE DEPARTMENT STATION No. 12, CONTINUING IN ALL A TOTAL DISTANCE OF 400.00 FEET TO A SET 5/8-INCH "BASELINE CORP" PLASTIC-CAPPED IRON ROD FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 04 MINUTES 56 SECONDS WEST CONTINUING ALONG THE WEST LINE OF SAID 15,000-ACRE TRACT, THE EAST LINE OF SAID RESTRICTED RESERVE "A", CY-FAIR ELEMENTARY SCHOOL 29, AND THE EAST LINE OF SAID 43,809-ACRE TRACT, A DISTANCE OF 674.43 FEET TO A FOUND 5/8-INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BEAR CREEK (WIDTH VARIES) AS DESCRIBED IN DEED(S) TO HARRIS COUNTY FLOOD CONTROL DISTRICT RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER H18785 & K020255 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID 15,000-ACRE TRACT, THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "A", CY-FAIR ELEMENTARY SCHOOL 29, AND THE NORTHEAST CORNER OF SAID 43,809-ACRE TRACT;

THENCE SOUTH 62 DEGREES 00 MINUTES 02 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BEAR CREEK AND THE NORTHEAST LINE OF SAID 15,000-ACRE TRACT, A DISTANCE OF 22.34 FEET TO A FOUND 5/8-INCH IRON ROD AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE, THE NORTHERLY LINE OF SAID 15,000-ACRE TRACT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BEAR CREEK, THROUGH A CENTRAL ANGLE OF 17 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 207.69 FEET TO A SET 5/8-INCH "BASELINE CORP" PLASTIC-CAPPED IRON ROD FOR A POINT OF TANGENCY;

THENCE SOUTH 79 DEGREES 00 MINUTES 35 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID 15,000-ACRE TRACT AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BEAR CREEK, A DISTANCE OF 470.29 FEET TO A FOUND 5/8-INCH "HOVIS" PLASTIC-CAPPED IRON ROD FOR THE NORTHEAST CORNER OF SAID 15,000-ACRE TRACT AND THE NORTHWEST CORNER OF CYPRESS PLACE, A SUBDIVISION RECORDED IN FILM CODE NUMBER 582165 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

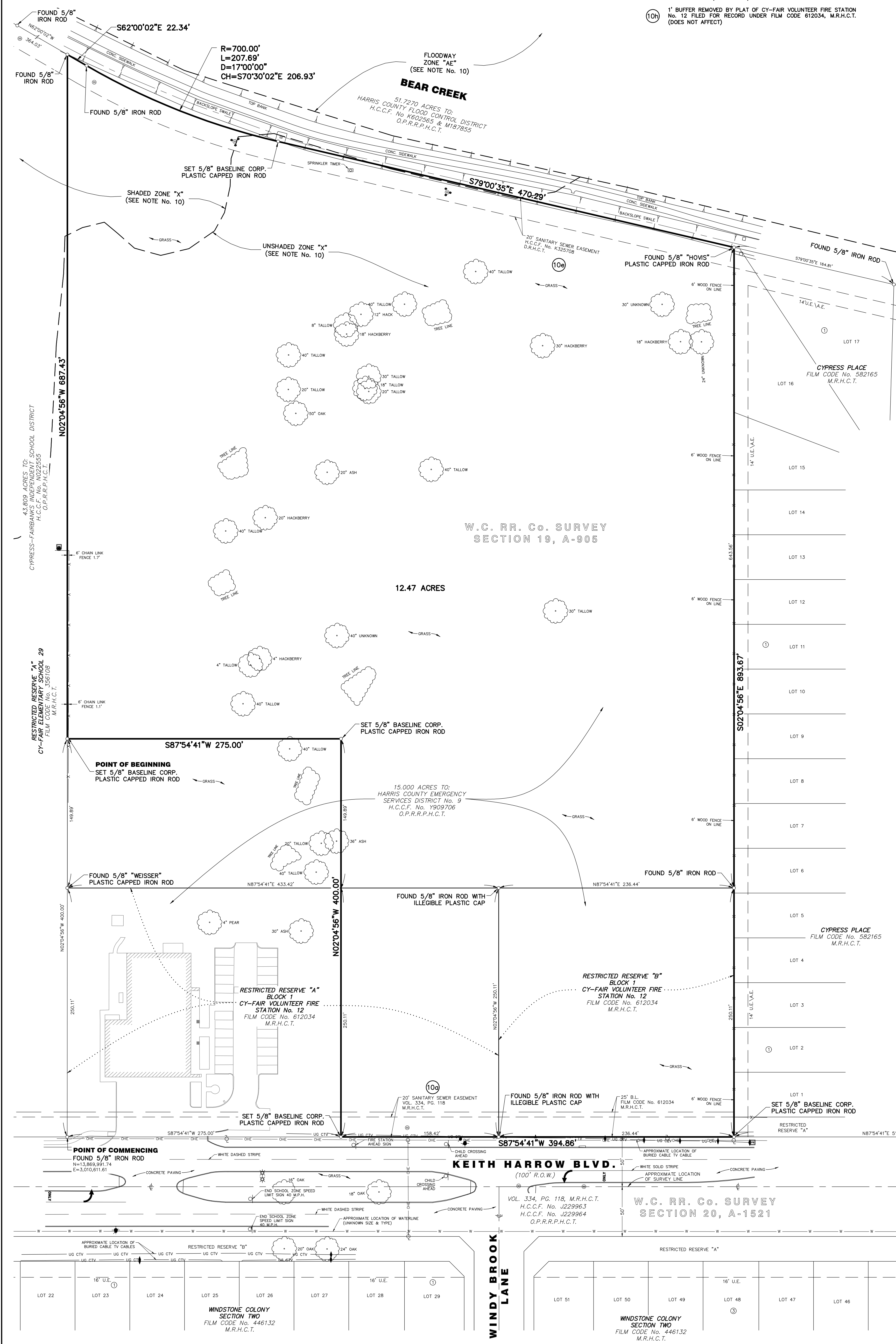
THENCE SOUTH 02 DEGREES 04 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID 15,000-ACRE TRACT, THE WEST LINE OF SAID CYPRESS PLACE, AND GENERALLY ALONG A WOOD FENCE AT A DISTANCE OF 643.56 FEET PASSING A FOUND 5/8-INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE "B", BLOCK 1, CY-FAIR VOLUNTEER FIRE STATION No. 12, CONTINUING IN ALL A TOTAL DISTANCE OF 643.56 FEET TO A SET 5/8-INCH "BASELINE CORP" PLASTIC-CAPPED IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF SAID KEITH HARROW BOULEVARD FOR THE SOUTHWEST CORNER OF SAID 15,000-ACRE TRACT, THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B", BLOCK 1, CY-FAIR VOLUNTEER FIRE STATION No. 12, AND THE SOUTHWEST CORNER OF SAID CYPRESS PLACE;

THENCE SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KEITH HARROW BOULEVARD, THE SOUTH LINE OF SAID 15,000-ACRE TRACT AND THE SOUTH LINE OF SAID RESTRICTED RESERVE "B", BLOCK 1, CY-FAIR VOLUNTEER FIRE DEPARTMENT STATION No. 12, AT A DISTANCE OF 236.44 FEET PASSING A 5/8-INCH PLASTIC-CAPPED IRON ROD (ILLEGIBLE) FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B", BLOCK 1, CY-FAIR VOLUNTEER FIRE STATION No. 12 AND THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A", BLOCK 1, CY-FAIR VOLUNTEER FIRE DEPARTMENT STATION No. 12, CONTINUING ALONG THE SOUTH LINE OF SAID 15,000-ACRE TRACT, THE SOUTH LINE OF SAID RESTRICTED RESERVE "A", BLOCK 1, CY-FAIR VOLUNTEER FIRE DEPARTMENT STATION No. 12 AND THE NORTH RIGHT-OF-WAY LINE OF SAID KEITH HARROW BOULEVARD, IN ALL A TOTAL DISTANCE OF 394.86 FEET TO A SET 5/8-INCH "BASELINE CORP" PLASTIC-CAPPED IRON ROD;

THENCE NORTH 02 DEGREES 04 MINUTES 56 SECONDS WEST, OVER AND ACROSS SAID 15,000-ACRE TRACT AND SAID RESTRICTED RESERVE "A", BLOCK 1, CY-FAIR VOLUNTEER FIRE DEPARTMENT STATION No. 12, AT A DISTANCE OF 250.11 FEET PASSING THE NORTH LINE OF SAID RESTRICTED RESERVE "A", BLOCK 1, CY-FAIR VOLUNTEER FIRE DEPARTMENT STATION No. 12, CONTINUING IN ALL A TOTAL DISTANCE OF 400.00 FEET TO A SET 5/8-INCH "BASELINE CORP" PLASTIC-CAPPED IRON ROD;

THENCE SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST, OVER AND ACROSS SAID 15,000-ACRE TRACT, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING CONTAINING 12.47 ACRES OF LAND.

- NOTES:**
- A.E. = AERIAL EASEMENT
  - B.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - H.C.C.F. No. = HARRIS COUNTY CLERK'S FILE NUMBER
  - D.R.H.C.T. = DEED RECORDS OF HARRIS COUNTY, TEXAS
  - M.R.H.C.T. = MAP RECORDS OF HARRIS COUNTY, TEXAS
  - O.P.R.R.P.H.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
  - EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE STRICTLY BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED ON SEPTEMBER 21, 2005 (EFFECTIVE DATE: SEPTEMBER 8, 2005) BY LAWYERS TITLE INSURANCE CORPORATION, OF No. 3126000037.
  - BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 CORRS ADJUSTMENT BASED FROM REDUNDANT RTK GPS OBSERVATIONS. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999901373460. COORDINATES HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY THE SAME ADJUSTMENT FACTOR.
  - A PORTION OF THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION LIES WITHIN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48021005M DATED NOVEMBER 15, 2019. THE LINES BETWEEN THE VARIOUS FLOOD HAZARD AREAS SHOWN HEREON ARE BASED FROM A SHAPEFILE DOWNLOADED FROM FEMA.
  - NEITHER THE CITY OF HOUSTON NOR HARRIS COUNTY HAVE A ZONING ORDINANCE.
  - THIS SURVEY DOES NOT PROVIDE ANY DETERMINATIONS OR LOCATIONS OF WETLANDS, FAULT LINES, TOXIC WASTE, OR OTHER ENVIRONMENTAL ISSUES.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED NON VISIBLE UNDERGROUND UTILITIES.
  - SURVEYED ON THE GROUND IN MARCH AND MAY OF 2023.



**SURVEYOR'S CERTIFICATION**

TO: HARRIS COUNTY EMERGENCY SERVICES DISTRICT No. 9 AND LAWYERS TITLE INSURANCE CORPORATION OF No. 3126000037.

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

MAY 23, 2023

BY: BASELINE CORPORATION

STEVEN E. WILLIAMS, R.P.L.S.  
TEXAS REGISTRATION No. 4819

DATE: MAY 23 2023  
DRAWN BY: UAR  
APPROVED BY: SEW  
JOB No.: 2100000473.003  
FIELD BOOK: X-759/73, X-776/24

SHEET: 1 OF 1

LAND TITLE SURVEY OF 12.47 ACRES OF LAND IN SECTION 19 OF THE W.C. RR. Co. SURVEY, ABSTRACT No. 905, HARRIS COUNTY, TEXAS



CY-FAIR FIRE DEPARTMENT  
HARRIS COUNTY EMERGENCY SERVICES DISTRICT No. 9  
10710 TELGE ROAD  
HOUSTON, TEXAS 77095  
PHONE 281-550-6663



Baseline Corporation  
TxSurv F-10030200  
1750 Searithm Dr, Ste 160  
Houston, TX 77008  
713.869.0155  
BaselineSurveyors.net

NO.	REVISION	DATE